

00559837/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

COMPTON MEADOWS ONE  
ASSOCIATION

vs.

JOEL LUNA and THE UNKNOWN  
SPOUSE/DOMESTIC PARTNER OF JOEL  
LUNA

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 16-2-00084-3 SEA

JUDGMENT RENDERED ON 4/8/2016  
ORDER OF SALE ISSUED: 8/2/2017  
DATE OF LEVY: 8/16/2017

TO: JOEL LUNA and THE UNKNOWN SPOUSE/DOMESTIC PARTNER OF JOEL LUNA,  
JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**14324 126TH AVENUE NE #C-201 KIRKLAND, WA 98034**

UNIT 201, BUILDING C OF COMPTON MEADOWS, A CONDOMINIUM, RECORDED IN VOLUME  
42 OF CONDOMINIUMS, PAGES 61 THROUGH 63, INCLUSIVE, ACCORDING TO THE  
DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NUMBER  
8003100734, AND ANY AMENDMENTS THERETO. SITUATE IN THE CITY OF KIRKLAND,  
COUNTY OF KING, STATE OF WASHINGTON.  
ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER: 172780-0350.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM  
DATE: OCTOBER 6, 2017  
PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$27,064.19** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on OCTOBER 6, 2018.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on OCTOBER 6, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON OCTOBER 6, 2018, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
LAW OFFICES OF PATRICIA ARMY LLC  
4957 LAKEMONT BOULEVARD  
SUITE C-4 #133  
BELLEVUE, WA 98006  
425-391-2583